

REQUIREMENTS FOR
Development Fee Deferrals

CITY OF SAN DIEGO DEVELOPMENT SERVICES
1222 FIRST AVENUE, MS 302 SAN DIEGO, CA 92101-4101
CALL (619) 446-5300 FOR APPOINTMENTS AND (619) 446-5000 FOR INFORMATION

INFORMATION
BULLETIN

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The San Diego City Council has approved an ordinance (O-19893) that allows for the deferral of Facilities Benefit Assessments (FBA) and Development Impact Fees (DIF). A Fee Deferral Agreement must be processed by the applicant, properly executed, duly recorded, and the applicable administrative fee paid to defer the collection of FBA or DIF. The FBA or DIF can be deferred for a maximum period of two years, or until request for Final Inspection, whichever is shorter. The Final Inspection shall not be scheduled until the applicable FBA or DIF are paid.

I. DEVELOPMENT IMPACT FEES AND FACILITIES BENEFIT ASSESSMENTS

A. SCOPE

Developers of eligible projects must sign an agreement with the City to pay the fees prior to final inspection. An administrative fee of \$300, to cover the costs of processing and recording the agreement with the Office of the San Diego County Recorder, will be charged. Any deferred fees must be paid before a final inspection can be scheduled by Development Services. The property cannot be occupied until it receives an approved final inspection and a Certificate of Occupancy.

B. AFFORDABLE HOUSING UNITS

Affordable Housing units can have DIF and FBA deferred indefinitely. Affordable housing units mean all units that meet the affordability requirements of the Inclusionary Ordinance codified in San Diego Municipal Code section 142.1309.

C. REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM

The Regional Transportation Congestion Improvement Program (RTCIP) fees will not be eligible for fee deferral.

D. FBA PROGRAM

The fee deferral program for FBA will be in effect for two years from the date of ordinance approval (termination date 11/09/2011). FBA, including all annual inflationary rate increases, due shall be as set forth in the fee schedule in effect when the Fee Deferral Agreement is executed by the City, or the fees approved by the City Council for a subsequent update of the public facilities financing plan, whichever fee is lower.

E. DIF PROGRAM

The DIF fee deferral program will continue indefinitely. DIF due shall be the amount in effect when the Fee Deferral Agreement is executed by the City, plus an automatic increase effective July 1st of each year based on the one-year change (from March to March) in the Los Angeles Construction Cost Index as published monthly in the Engineering News Record.

F. PAYING THE DEFERRED DEVELOPMENT IMPACT FEES AND FACILITIES BENEFITS ASSESSMENTS

Before the project can receive a final inspection, the fees must be paid with a certified/cashiers check. They can be paid by mail, or at the City of San Diego Facilities Financing Program, 1010 Second Avenue, Suite 600, MS 606F.

G. HOW TO APPLY FOR DEFERRALS OF SOME DEVELOPMENT

To apply for deferral of DIF and FBA, contact the Facilities Financing Program at (619) 533-3670 to determine eligibility. You will also need to complete the forms on pages 2-6 of this Information Bulletin.

To be accepted by the Office of the San Diego County Recorder, these documents must be legibly printed and all signatures made in blue ink.

II. WATER AND SEWER CAPACITY CHARGES

Contact Public Utilities at (858) 614-5764.